Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

29 Camellia Avenue Noble Park North, 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between $750,000.00 & $825,000.00

Median sale price

Median price $753,750.00 Property Type HOUSE Suburb NOBLE PARK NORTH

Period - From 02-Feb-2021 to 01-Feb-2022 Source REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13 Belvedere Court Noble Park VIC 3174	$847,000.00	07-Feb-2022
2	24 Pinewood Avenue Dandenong North VIC 3175	$815,000.00	20-Nov-2021
3	10 Eagle Drive, Noble Park North, Vic 3174	$810,000.00	02-Dec-2021

This statement of information was prepared on 22-Feb-2022 at 10:44:46 AM EST